035.0	0002	0012.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	685,400 / 685,400
					USE VALUE:	685,400 / 685,400
					ASSESSED:	685,400 / 685,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
54		NORCROSS ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	TAREQUE HENRY BIN
Owner 2:	IBANEZ JENNIFER RENEE
Owner 3:	
Street 1:	54 NORCROSS ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	OCONNELL KATHLEEN D/TRUSTEE -
Owner 2:	KATHLEEN D OCONNELL REVOCABLE -
Street 1:	54 NORCROSS ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .11 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1890, having primarily Vinyl Exterior and 1494 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4800.000	317,500	6,900	361,000	685,400
Total Card	0.110	317,500	6,900	361,000	685,400
Total Parcel	0.110	317,500	6,900	361,000	685,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 458.77 | /Parcel: 458.77

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	24119
GIS Ref	
GIS Ref	
Insp Date	04/02/18

!2850!

PREVIOUS ASSESSMENT

Parcel ID: 035.0-0002-0012.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	317,500	6900	4,800.	361,000	685,400		Year end	12/23/2021
2021	101	FV	308,300	6900	4,800.	361,000	676,200		Year End Roll	12/10/2020
2020	101	FV	308,400	6900	4,800.	361,000	676,300	676,300	Year End Roll	12/18/2019
2019	101	FV	233,500	6900	4,800.	327,100	567,500	567,500	Year End Roll	1/3/2019
2018	101	FV	233,500	6900	4,800.	310,200	550,600	550,600	Year End Roll	12/20/2017
2017	101	FV	233,500	6900	4,800.	270,700	511,100	511,100	Year End Roll	1/3/2017
2016	101	FV	233,500	6900	4,800.	231,200	471,600	471,600	Year End	1/4/2016
2015	101	FV	220,700	6900	4,800.	214,300	441,900	441,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	22:09:31

LAST REV

Date	Time
06/02/21	08:38:19
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 2850

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
OCONNELL KATHLE	76131-296	1	11/10/2020		749,000	No	No		
O CONNELL KATHL	59343-96		6/21/2012	Convenience	1	No	No		
	9591-361		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/31/2011	517	Re-Roof	5,000					
7/28/2010	905	Add Bath	30,000	C				small bath/laundry

ACTIVITY INFORMATION

Date	Result	By	Name
6/2/2021	Mail Update	MM	Mary M
1/12/2021	SQ Mailed	MM	Mary M
4/2/2018	MEAS&NOTICE	HS	Hanne S
2/10/2009	Meas/Inspect	189	PATRIOT
3/6/2000	Meas/Inspect	197	PATRIOT
8/14/1993		AS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	24119
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4800		Sq. Ft.	Site		0	64.	1.18	3									360,960						361,000	

Total AC/HA:	0.11019	Total SF/SM:	4800	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	360,960	Spl Credit		Total:	361,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1890	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.35000002
Const Adj.:	0.99000001
Adj $ / SQ:	180.428
Other Features:	79000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	390049
Depreciation:	72549
Depreciated Total:	317500

COMMENTS

BEDROOMS RUN TOGETHER BAD LAYOUT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M

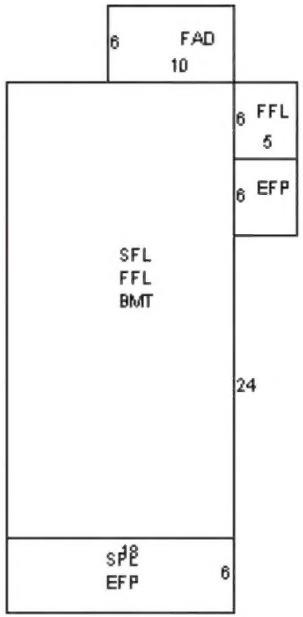
Totals		
1	6	3

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	180.43
Special Features:	0	Val/Su Net:	139.25
Final Total:	317500	Val/Su SzAd	212.52

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	756	180.430	136,403
FFL	First Floor	678	180.430	122,330
BMT	Basement	648	54.130	35,075
EFP	Enclos Porch	138	46.480	6,415
FAD	Addition	60	180.430	10,826

Net Sketched Area:	2,280			Total:	311,049
Size Ad	1494	Gross Area	2280	FinArea	1494

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID

035.0-0002-0012.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	30X20	A	AV	1925	19.17	T	40	101			6,900			6,900

More:	N	Total Yard Items:	6,900	Total Special Featues:		Total:	6,900